

Thatchmont Trustees Meeting – Feb. 15, 2012

Present: Neil Golden, Andrew Liteplo, Arthur Mattuck, Mike Springer, Mona Mowafi
Sheryl Sarkis (Mgmt.) Absent: Nick Yoder

Financial report (Sheryl)

On our **2011 budget** we ended up 47K over budget; the main contributors were heavy oil consumption at higher prices, backstairs painting, and the drainage problems encountered during the three half-roof replacements in the fall.

We are currently 12K behind on our **5-year plan**, but this had been allowed for and is not a source of concern. Among other things, the current mild winter should be a big help, both on the oil consumption and snow removal items. Our **reserves** currently stand as of today at around 150K.

Old and Current Business

1. A **replacement trustee** for Rosemary Trainor is being sought. No one from 26 Egmont is available, so the new trustee can be from one of the other buildings (preferably not 20 Egmont, which already has two trustees on the Board). Interested candidates should contact Neil.

2. The **intercom problems** at 25 Thatcher are temporarily in abeyance, but are expected to reappear in the summer when the humidity rises. The **deleading issue**, primarily dealing with the outside basement windows, is waiting on milder weather. Both issues will be taken up again in later meetings.

3. **25 Thatcher #6** (Hobman) was rented for several years, but now has been sold; the new owners will be moving in over the weekend.

4. **Radiators in the six inner front lobbies** are off in some, and partly on in others. Since our heating system requires that radiator floor valves must be either entirely on or off, the decision will be left to each entry, polled by the trustee for that entry.

5. **Center parking** has seen recently some illegal activity, in particular a truck involved in construction at the 132 Amory Condominium. There are apparently unit owners in the two Amory condos that think our lot is available for their contractors and workmen.

Since just informing their management companies to the contrary has not been effective, Amory St. unit-owners will be contacted more directly by placing notices in their front lobbies.

6. **Parking on the drive-ways** This was a major issue described in the January minutes.

As far as the single parker on the **upper driveway** goes, we have discussed the issue with the relevant Association on St. Paul St. and believe that a suitable agreement can be reached with them.

For the **lower (Amory) driveway**, passage of the waste-removal trucks and snowplows (and passenger cars too) continues to be a problem. Response by the two condos involved to letters sent to their management companies has so far been minimal.

In addition to the portion of the driveway that we own outright, the deed gives us a 25-foot-wide legal right-of-passageway, unencumbered by parking. The trustees have developed an initial position that allows some parking, with conditions, and are pursuing this issue.

Next meeting: TBA

Arthur Mattuck
Recording Secretary